

**31 Gore Street, Greenwich, NSW 2065**

**Raine&Horne.**

**House For Sale**

Friday, 23 February 2024

31 Gore Street, Greenwich, NSW 2065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



MaryAnne Fitzgerald  
0283187888



Margaret Cholinska  
0283187888

## **Auction - Guide \$2,900,000**

Set peacefully amidst lush tropical gardens on a secluded north-to-rear parcel, this character-filled home occupies a coveted setting just moments from Greenwich Village. A haven for families embraced by timeless charm and contemporary updates, a flexible basement level with its own entrance provides the perfect teen retreat, ultimate man-cave or private home office. Nestled behind motorised gate entry within a premier cul-de-sac pocket, a leisurely stroll leads to picturesque waterfront reserves, Greenwich Public School, city buses, Wollstonecraft station, two ferry services and St Leonards business district. - Tropical oasis, lush boardwalk gardens, water features and unrivalled privacy- Open plan living area centred by an inviting gas fireplace- Gourmet modern kitchen equipped with quality stainless steel appliances- Miele electric cooktop, Bosch dishwasher, polyurethane soft-close cabinetry- Living/dining flowing to the north-facing gardens and alfresco entertaining- Three double bedrooms includes an upper-level parents' retreat- Private entertaining terrace and beautifully landscaped tropical garden surrounds- Reverse cycle air conditioning with additional ducting installed, solar panels - Hardwood timber floors, ornate triple-corniced ceilings and attic storage- Expansive lower-level includes a 3rd bathroom, storage cage and workshop- Flexible teen retreat, rumpus, man-cave or home office with its own entry- Motorised gate entry, off-street parking and room for a trailer/motor bikes- Quiet cul-de-sac pocket a short stroll to transport options and village shops- Steps to Gore Creek Reserve and walking distance to Wollstonecraft station- Walking distance to city buses, Bay Street and Greenwich Point ferry services- Just 550m to Greenwich Public School and well placed for St Ignatius' College